



# **USACE MILCON Transformation Update**

**Larry Cozine, AIA  
Louisville District**





## **MT – Goals and Objectives**

- **Execute largest construction program in history of the Army...15% cost savings...stay within PA...**
- **Facilities with 25 year repurpose/renovation cycle and a 50 year building life**
- **30% cradle-to-grave schedule reduction with construction completed in 15-24 months**
- **Achieve Army sustainability standards**
  - LEED - Silver
  - E pact 2005 – Energy Reduction
- **Continue to meet Army/DoD Small Business goals**





# **MT – USACE Strategy**

## **Expand Standardization...**

- Standardization of Facilities
- Standardization of Processes (Across USACE)

## **Build Better, Faster, Cheaper...**

**Maintain strong support to installations using local  
COE districts**





# MT - Centers of Standardization

## ➤ For HQDA (OACSIM):

- Provide technical support and Develop technical solutions to meet facility functional requirements
- Stipulate facility design/construction guidance and criteria
- Watchdog projects to insure Army Standards are met

## ➤ For USACE:

- Design center for standardizing and improving assigned facility prototypes
- Single technical resource for facility specific guidance and criteria
- Establish standardized regional IDIQ contracts for services associated w/ assigned facility types
  - Award task orders for geographic district execution
  - Retain Contracting Officer Authority;





## COS Activities – Tier 1 Facilities

### FY 07

- Geographic Districts award contracts using the USACE design build Model RFP template.
- Use industry standard codes and processes
- Contains bubble diagrams of facility standards
- Follows implementation guide

### FY 08

- Convert Std. design bubble diagrams into std. floor plan layouts
- Use revised Model RFP “Wizard” tool to prepare/award regional IDIQ contracts and gather “best practices”
- COS fully operational by 30 Sep 08
  - KO all contracts
  - integrate lessons learned
  - Services to G-D’s

### FY 09 +

- Fully develop regional COS adapt-build models and site-adapt approach
- Issue design-bid-build follow-on task orders
- Complete 3-D BIM model designs
- Installation specific designs of the standard facility plan





# MT - District Responsibilities

## Geographic District (G-D)

- PM for the project and the USACE interface w/ installation
- Leads the planning charrette efforts to develop 1391s
- Project site development design and construction contract
- Building-site design integration and construction contract oversight
- Facility and site code compliance reviews

## Centers of Standardization (COS)

- Design Center: develop and maintain standard facility designs/criteria
- Enforce the Army standards at projects design charrettes
- Award regional IDIQ design/construction task order contracts for district execution
- Technical resource during project construction activities
- Capture lessons-learned and revise prototype models
- Use BIM, require BIM





# COS – (8) Locations / (41) Product-Lines

## ➤ Huntsville Center (15)

- Physical Fitness
- Outdoor Sports Facility
- **Child Development (2)**
- **Youth Activity Centers**
- Consolidated Fire, Safety and Security Facility
- Fire Station
- Army Community Service Center
- Bowling Center RFP
- Hazard Material Storage
- Range and Training Lands
  - Close Combat Tactical Trainer
  - Mil. Ops. Urban Terrain Facility
  - Training Ranges
  - Battle Cmd Training Ctr.
  - Training Support Ctr.
- Medical Facilities

## ➤ Louisville District/LRD (2)

- **Army Reserve Centers**
- Operational Readiness Training Complex
- Judicial Centers
- Museums

## ➤ Norfolk District/NAD (7)

- General Instructional Facility
- Classroom 21
- **Enlisted personnel Dining Facility**
- Mil. Entrance Processing Stations
- Family Housing RFP
- Information Systems Facility
- Criminal Investigation Facility

## ➤ Omaha District/NWD (2)

- **Religious Facilities**
- **Access Control Points**

## ➤ Mobile District/SAD (2)

- Aviation – Vertical Construction
- 4 Star HQ Facility (Design District)

## ➤ Savannah District/SAD (6)

- **Company Operations Facility**
- **Tactical Equipment Maintenance**
- **Brigade Operations Complex**
- **Brigade/ Battalion HQ: Admin**
- Cmd./Control : UEy (2-star) and Corps (UEx – 3-star) HQ: Admin/Operations
- Deployment Facility

## ➤ Honolulu District/POD (2)

- Unaccompanied Officers Quarters
- Transient Officers Quarters

## ➤ Ft. Worth District/SWD (5)

- **Unaccompanied Enlisted Personnel Housing**
- Basic Combat Training Complex/One Station Unit Trainee
- Advanced Individual Training Complex
- General Purpose Warehouse
- Central Issue Warehouse
- **Warriors in Transition (WIT) Complex**





# COS Contracts

COS	Facility	Contract		Approx Award Date	Small Business
		Type	No.		
SAS	HQ	MATOC	3	Mar-08	8(a)-2
	COF	MATOC	2	Mar-08	8(a)
		SATOC	1	Mar-08	HUBZ
	TEMF	MATOC	3	3/08 + TBD	8(a)-2
		SATOC	1	May-08	HUBZ
SWF	UEPH	MATOC	7	May-08	HUBZ-5,
		SATOC	3	May-08	8(a)/SDVO
	AIT/BT/WIT	MATOC	3	May-08	
	CIW	MATOC	2	TBD	HUBZ-2
		SATOC	1	TBD	8(a)
	GPW	MATOC	1	TBD	HUBZ
		SATOC	3	TBD	8(a)-2/HUBZ



On the street

Selection Underway







# COS Contracts

COS	Facility	Contract		Approx Award Date	Small Business
		Type	No.		
HNC	CDC's	MATOC	1	Jun-08	8(a)
		SATOC	1	Jul-08	8(a)
	PFC	MATOC	2	Jun-08	8(a)/HUBZ
		SATOC	1	TBD	SDVO
	Ranges	SATOC	2	TBD	8(a)
NAO	DFAC	MATOC	3	Apr-08	SDVO/HUB
		SATOC	1	Apr-08	SDVO
	GIB	SATOC	1	TBD	??
Other COS		"C"		Project Based	YES



On the street

Selection Underway





# C O S - BIM Responsibilities

- **Beginning FY08:** Centers have been requested by **OACSIM** to take advantage of Building Information Modeling (BIM) tools for planning, design, construction, and lifecycle building management.
- **Laying the groundwork for future development of scheduling maintenance and replacement**
- **Industry partners will be asked to use vendor software that is compatible with existing installation platforms**
- **In-house staffs are training to execute/store COS standard designs using Bentley software.**





# Project Execution Using MT/COS

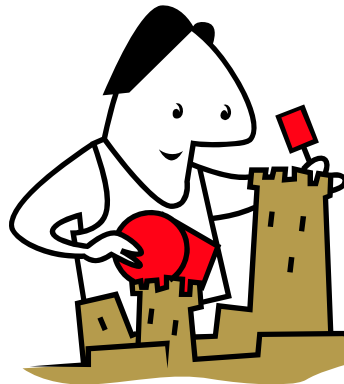
- **What's Different Now from Before?**

- The D/B Team is driven to innovation and creativity due to time and dollar constraints.
- Contractor's Designer assumes all Designer of Record responsibility
- Design packages determined by D/B Team for fast track approach, not the Government.
- Expedited Review Process (14 days vice 30 days)
- Government reviews for **COMPLIANCE with RFP**, **not for approval** of contractor's design.
- Plans and specs by D/B Team can contain sole source or proprietary items.
- Plans and specs produced by D/B Team are not necessarily to the same level of detail as for competitive bid solicitations.





# C O S Execution



*“Impacting the future...”*





# Summary

- **With MT, we have been given multiple goals and objectives and expectations**
- **There are many stake holders with interests and needs...sometimes conflicting**
- **We have more to do with fewer resources less time and reduced funds than ever before in history**
- **Failure is not an option**
- **Working together is our only way to succeed...and we are seeing success.**





**So, How is it working so far ?**





# Architectural Compatability

## Conceptual Designs for Fort Bliss

Dining Facility



Brigade/Battalion Headquarters



Unaccompanied Enlisted Personnel  
Housing



Company Operations Facility



Tactical Equipment Maintenance Facility



Deployment Storage  
Facility







## Ft Campbell - Aviation Barracks...*Innovations*







## Fort Bliss TEMF and Barracks - *Innovations* (Initial Site Construction – 01 May 2007)



**TEMF**





## Ft. Bragg - Company Operations Building Modular Steel Construction







## Ft. Bragg - Company Operations Building Modular Steel Construction



Shipping container modular construction is a viable alternative to wood modular or other prefabricated construction methods.



Technology lends itself to green construction for LEED

Construction took 101 days

Cost of construction was about \$150/SF.  
On large scale project with repeated  
modules costs should be \$140/SF or less.





## ***Some Useful Links***

- **MILCON Transformation:**  
<http://www.hq.usace.army.mil/cemp/milcontrans/milcontransformation.htm>
- **MILCON Transformation D/B RFP:**  
<ftp://ftp.usace.army.mil/pub/hqusace/MILCON%20Transformation/>





# *Comments / Questions!??*

